

HOUSING REHABILITATION

Posted 06/22/09

Is rehabilitation eligible for activities conducted under Eligible use E?

Yes. The redevelopment of demolished or vacant units includes housing rehabilitation. The language can be found in the June 19, 2009 NSP1 Federal Register Bridge Notice on page 29228.

Can NSP1 funds be used to secure abandoned properties and minimize vandalism prior to rehabilitation?

Yes. Securing property may be eligible as part of the rehabilitation costs or as a disposition cost under NSP1 depending on how your program is structured. Keep in mind the definition of "abandoned property" under the NSP1 Notice.

Updated 06/17/09

Would energy efficient appliances be eligible as part of a rehabilitation activity?

The Rehabilitation Standards located in section (I) of the NSP1 Federal Register Notice include energy-efficient improvements. Appliances that can be provided in the CDBG program may also be provided in the NSP1 Program. These include refrigerators, and stoves, and do not include washers, dryers, and window air conditioners.

Is radon testing and abatement a mandate for homes assisted with HUD funding?

No, the U.S. Department of Housing and Urban Development does not have requirements for the installation of radon testing and abatement systems for units receiving HUD assistance.

HUD Form 9548-e is the Department's Radon gas and mold notice release agreement given to purchasers of single family HUD-owned properties, i.e., properties that had previously received FHA insurance, but were default and were acquired by HUD. The form requires the purchaser to accept the property "as is", but also provides useful information with regards to Radon gas and mold. Another form to consider is HUD-92564-CN, which advises homebuyers under FHA's single family insurance program to get a home inspection and also encourages testing for radon.

HUD assumes compliance by the users with all applicable State and local regulations. Individuals concerned about radon should check with their respective State radon office. Some states require only licensed contractors installing radon testing and abatement systems.